

PLANNING REF : 251727
PROPERTY ADDRESS : 21 Milton Rd Milton Road
: Earley, Berks
: RG6 1EN
SUBMITTED BY : The ACER The Whitegates Residents Association
DATE SUBMITTED : 27/10/2025

COMMENTS:

Significant extensions to side, rear and roof to increase number of bedrooms from four to seven, with a platform on the roof of the single storey rear extension.

-Objection from ACER, The Whitegates Residents Association

1. The two storey extension to the rear is a significant increase in mass and will be dominate the view the neighbours have at 136.
2. The relationship to the neighbouring properties is not shown. In particular the 45 degree sightlines from the habitable rooms at 136.
3. The two storey extensions are dominating, partly because they are not subservient to the main house, due to the rooflines not being lower than the host dwelling
4. The neighbours would be subject to unobstructed clear overlooking into their gardens from the large balcony/platform on the roof of the first-floor rear extension. Access to the roof for recreational purposes is therefore unacceptable
5. Overlooking into neighbouring properties will be compounded by the new rear dormer windows from the third floor accommodation.
6. The seventh bedroom is shown as an annex bedroom on the ground floor,
7. Allocated parking for only four cars is shown. ACER's experience is that a minimum of one car can be expected for each bedroom if on-street parking is to be avoided, including on the grass verge outside the property.

ACER therefore objects to this application and requests refusal due to domination and overlooking of neighbouring properties therefore not conform with national policy or WBC Policy CP3 which requires velopment to be "without detriment to the amenities of adjoining land users".